

MC²

Maxim 8

Parklands Avenue
Maxim Park
Eurocentral ML1 4WQ



Situated next to our impressive central gardens, Maxim 8 offers views over landscaped lawns and even a putting green.

Type	To Let
Size	2,852 – 10,262 sq ft
Rent	£17.50 per sq ft
Fitout	Fitted

mc2-offices.com

0141 266 0717

Description

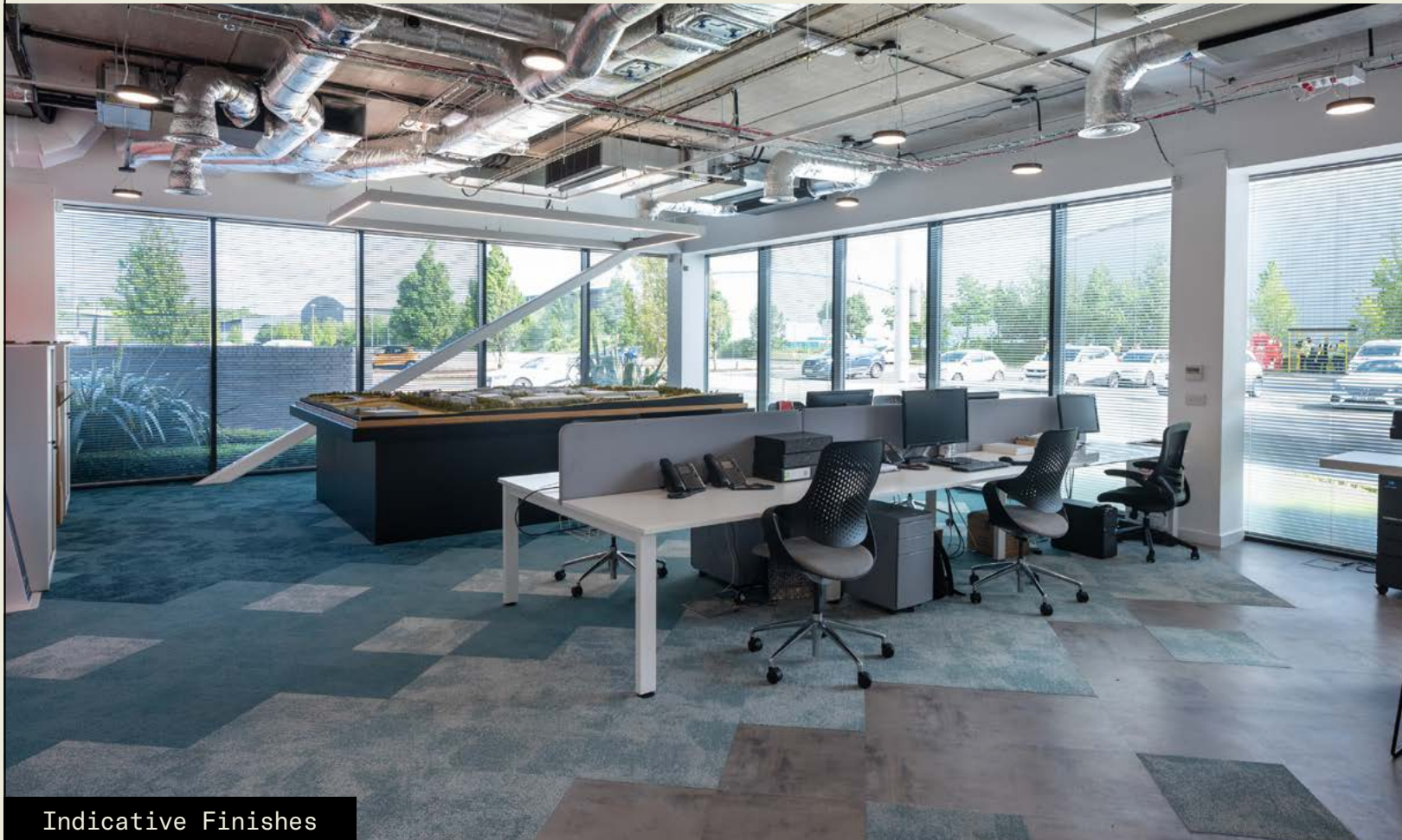
Maxim 8's beautiful design captures the tranquility of the outdoor spaces with quiet courtyards and seating spaces. The light white and anthracite exterior of the building present a welcoming setting for any business.

Featuring a four-storey, sky-lit atrium to welcome you in style while full height glazing offers views across the park and beyond.

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Indicative Finishes

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Specification

- Sustainability rated as 'Very Good' by BREEM
- 'B' EPC rating
- Exceptional full height entrance atrium
- 2 express 10-person passenger lifts
- High quality toilet facilities and showers on each floor
- Full access raised floor with 200mm void
- Key dimensions - 1.5m planning modules and 2.9m finished floor-to-ceiling height
- VRF comfort cooling and heating
- Generous car parking provision (1 space per 277 sq ft)



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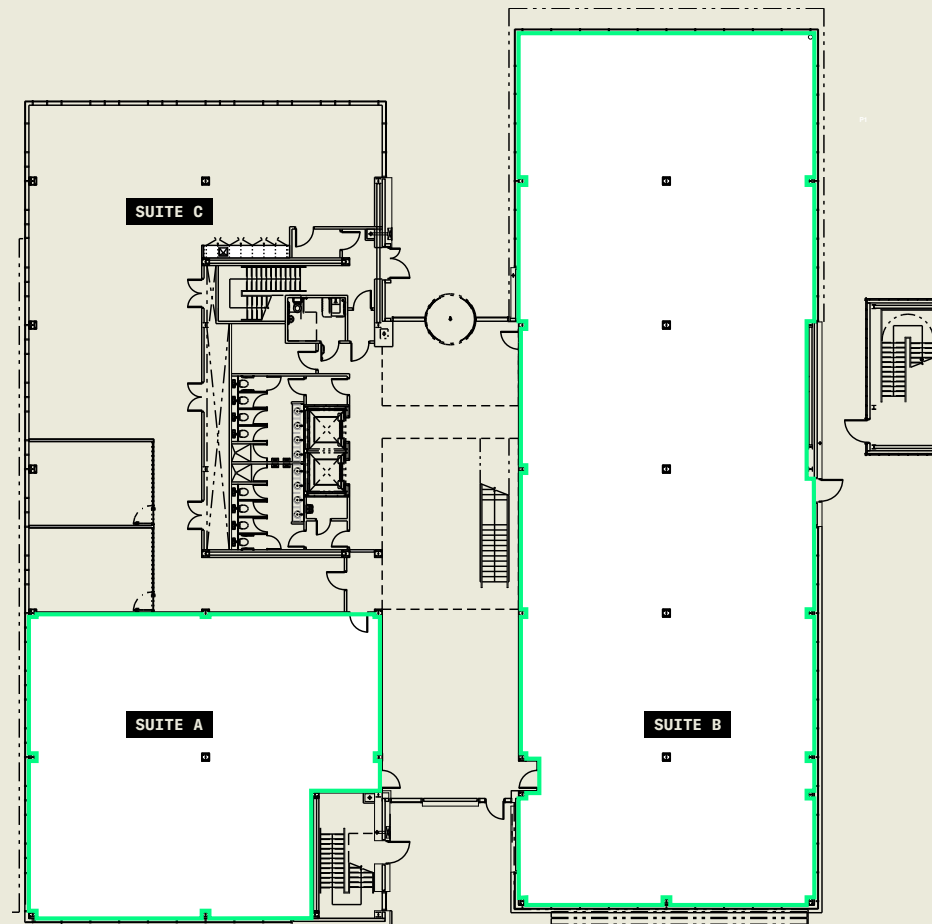
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Accommodation

Floor	Suite	Size	Status
3rd	-	15,038 sq ft	Let
2nd	-	15,085 sq ft	Let
1st	-	14,636 sq ft	Let
Ground	A	2,852 sq ft	Available
Ground	B	7,410 sq ft	Available
Ground	C	3,458 sq ft	Let

Floor Plan

Ground Floor



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Location

Maxim Park is situated next to Scotland's M8 motorway and is also easily accessible by the M73 and M74 motorways. This positions Maxim between Scotland's two largest cities; Glasgow and Edinburgh.

With a central location and excellent road, rail and air links, Maxim is at the core of one of Scotland's largest recruitment catchments with over 30% of the national population within easy reach. The Maxim catchment covers a significant area of Glasgow and in turn offers an attractive commute and shorter journey times for employees and visitors.



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